



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. PARKING PERMIT
03-135-(1)
Revised

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM 7	
PUBLIC HEARING DATE November 5, 2003	

APPLICANT Daniel Cartagena & Associates		OWNER Sinisha Kostich		REPRESENTATIVE Daniel Cartagena & Associates	
REQUEST Parking Permit: To authorize less than required parking for a dance school at an existing commercial retail plaza.					
LOCATION/ADDRESS 342 ½ N. Ford Boulevard, East Los Angeles ACCESS N. Ford Blvd. to the west			ZONED DISTRICT Eastside Unit No. 4		
			COMMUNITY East Los Angeles		
			EXISTING ZONING CM (Commercial Manufacturing), East Los Angeles Community Standards District		
SIZE .6 acre	EXISTING LAND USE Retail Plaza		SHAPE Rectangular	TOPOGRAPHY Level	
SURROUNDING LAND USES & ZONING					
North: C-M, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial)/Commercial, single family residences, duplexes			East: C-3, R-3, C-M/Commercial, church, single family residences and duplexes		
South: C-M, P-R (Restricted Parking), R-2 (Two-family Residence)/Tortilla manufacturer, elementary school			West: Public parking lot, Long Beach Freeway (710)		
GENERAL PLAN	DESIGNATION		MAXIMUM DENSITY	CONSISTENCY	
East Los Angeles Community Plan	CM – Commercial Manufacturing		--	See Staff Analysis	
ENVIRONMENTAL STATUS Categorically Exempt					
DESCRIPTION OF SITE PLAN The site plan depicts the existing, approximately 13,400 square foot, two-story commercial building with retail on the first floor and the proposed dance school on the second floor. 26 parking spaces, of which two are accessible to disabled persons are shown on the plan. Access to the site is from N. Ford Boulevard to the east.					
KEY ISSUES <ul style="list-style-type: none"> Satisfaction of Section 22.56.1020 of the Los Angeles County Code Title 22, Parking Permit Burden of Proof requirements. The subject property is located within the Maravilla Redevelopment Area. <p style="text-align: right;"><i>(If more space is required, use opposite side)</i></p>					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	M., (O) (F)	(O) (F)

*(O) = Opponents (F) = In Favor

